

From: Harry Mitchell
Sent: 21 November 2017 09:14
To: Daphney Haywood
Cc: Michelle Good
Subject: FW: Dunsbury Park - APP/17/00866 RM cut & fill
Importance: High

Planning Application APP/17/00866 Dunsbury Park, Fitzwygram Way, Havant, PO9 4EE

Approval of Reserved Matters for Phase 1 of Planning Permission APP/15/00732 (Development for employment uses and a hotel with conference facilities; together with landscaping, infrastructure and associated works) relating to Condition B3 (i), (ii) and (iii) for plots access, layout & scale; and Condition B5 (c) for levels of proposed plots and building heights with a maximum height not exceeding 50m AOD contour on Plots 5 and 5a, and 45m AOD contour on Plot 4a (incorporating revisions to previously approved Parameter Plan forming part of the Environmental Statement dated March 2012).

Having reviewed the following drawings:

- Landscaping addendum November 17
- Appendix 1 ES Table 14.5 update
- LP2100-FIRA-MP-ST-P-LA-WS-02
- LAWSL9301 – Rev C
- LVIA Views 8 9 and 10 Landscape Masterplan

Our comments are as follows:

- We are satisfied with the buffer woodland planting to the west of Park Lane as we were initially concerned with the negative impact the development would have on the landscape character on the bridleway. As such at this point we have no further comments in relation to condition B3.
- In relation to condition B5 we believe that the building heights would have a negative impact on the landscape character but we are satisfied that this can be mitigated with considered landscape strategy that includes appropriate tree planting. We have concerns as to whether there is a sufficient tree planting easement zone from the 132KV overhead lines that is east of plot 4A. The proposed trees (*Quercus robur* and *Carpinus betulus*) are large species and have an ultimate height over 12 meters. We need to see a comprehensive strategy that mitigates views across the site whilst adhering to any easement requirements as set out by the national grid.

Best regards,

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